

VILLAGE OF BREWSTER
BOARD OF TRUSTEES
20 JANUARY 2021
7:30 P.M.
REGULAR MEETING
MINUTES

The Board of Trustees of the Village of Brewster is holding a regular meeting at 7:30 PM, on January 20, 2021 through Zoom Meeting. The Meeting ID is 207 812 8623 and the phone number needed to call in is 1-929-205-6099.

Attendees:

Mayor: James Schoenig
Deputy Mayor and Trustee: Christine Piccini
Trustees: Mary Bryde, George Gaspar, Tom Boissonnault
Village Police Chief: John Del Gardo
Village Engineer: Todd Atkinson
Village Counsel: Jennifer Herodes
Clerk & Treasurer: Michelle Chiudina
Deputy Clerk-Treasurer:

Absent:

Gregory Folchetti
Donna Milazzo

Pledge to flag.

Mayor Schoenig motions to open the Regular Meeting, Trustee Bryde 2nd, all in favor 5 to 0.

Regular Meeting

1. Judy Marano, Cultural Arts Coalition. Mrs. Judy Marano discusses the struggle that the Cultural Art Coalition has faced due to COVID and not being able to use the outdoor space that is on Town of Southeast property. She is requesting to use Wells Park for two week-long events in July and August of 2021 as well as requesting the fees waived. Trustee Gaspar asks why the Town denied the Coalition to use the steps outside of Old Town Hall, and Mrs. Marano states that the Town informed her that the lease for the space inside of Old Town Hall does not include the stairs or the parking lot. Trustee Gaspar and Trustee Boissonnault state that they do not have a problem with the Coalition using the space, but Trustee Boissonnault would like to ensure that the Village does not incur any costs, including garbage and cleaning as well. Mrs. Marano states that the event would follow social distancing and other COVID-19 guidelines that are in place. Trustee Boissonnault suggests that Mrs. Marano put together dates that she would like to use the park and fill out an application. Mrs. Marano would like to have the first event in July to be on the 5th, 6th, 7th and 10th from 7 AM to 10 PM on each day. Trustee Boissonnault informs Mrs. Marano that there is not a lot of lighting in the park and Mrs. Marano states that the Coalition will be bringing in stage lighting. Deputy Mayor Piccini notes that if the Board were to agree to these terms and dates, the Board may have to turn down a paying group that would like to use the park on those dates. Trustee Bryde agrees and states that the Board may be setting a precedence for other groups to ask for the fees to be waived. Mayor Schoenig asks if the Coalition is a Not for Profit and Mrs. Marano confirms this. Mayor Schoenig expresses that he also does not have an issue with this proposal, however, the bathrooms will most likely not be open for use and the Coalition will need to bring in a portable bathroom. Mrs. Marano asks when will the Board know when the bathrooms will be opening and Trustee Boissonnault explains that in the past, there has been a lot of issues with the bathrooms and people misusing them, which is why they are closed, along with COVID-19. Mayor Schoenig asks that an application be put together and it can be discussed at the next meeting. Mrs. Marano discusses the Music Festival that takes place at Wells Park on June 5th but understands that not enough people may be vaccinated at that point. She continues stating that although the event brings in a lot of revenue for their Coalition, it may not be safe to do. Mayor Schoenig states that if New York State has different guidelines at that point but the Board is unsure of what those guidelines would be. Deputy Mayor Piccini asks if Mrs. Marano is leaning towards not doing the event because of COVID, and Mrs. Marano confirms this. She continues stating that she is hoping to do the Fall Festival in September. Counsel Herodes states that it will be up to the State guidelines that are put in place at the time of the event. The Board expresses that they would love to have the Fall Festival happen but will need to see what happens with COVID. The Board also has no issue with Mrs. Marano tentatively scheduling both events and pulling back if necessary. Mrs. Marano also asks about the developer National Resource, who is working on the redevelopment for the Village and would like to discuss how does the Theater fit into these plans. Mayor Schoenig states that the plans that

were shown to the Boards in October have been slightly changed but it is his understanding that the developer is very interested in working with the museum and theater and would like to incorporate old town hall into the plans. Mrs. Marano thanks the Board for their time.

2. Monthly Reports

- 2.1. Code Enforcement Report, December, 2020. Mr. Bill Scorca delivers the Code Enforcement Report for December, 2020. Mr. Scorca gives the Board an update on the ongoing projects in the Village of Brewster including 85 Main Street, 530 North Main Street, 468 North Main Street, 28 Eastview Avenue, 538 North Main Street, 494 Main Street (76 Gas Station) and 850 Route 22. The Board discusses the 850 Route 22 building with Mr. Scorca, which he explains would become more of a Light Weight Manufacturing (LWM) building due to the nature of what will be done, if the Board decides to allow Mr. Mike Ford to expand his space into the front of the building. Trustee Gaspar asks how this building will be closer associated with Light Weight Manufacturing. Mr. Scorca states that the business makes custom cabinetry, currently only making the panels in Brewster and shipping those down to Westchester to be assembled. He continues explaining that Mr. Ford would like to assemble the cabinets in the vacant space of that building, and along with more delivery trucks to ship out the goods, makes this more of a Light Weight Manufacturing use. Deputy Mayor Piccini states that Light Weight Manufacturing District is currently only allowed on the opposite side of the Village, on North Main Street. Trustee Gaspar asks what the impact on the area would be if the Board grants this change. Mayor Schoenig asks Mr. Ford to elaborate. Mr. Ford gives the Board a brief overview on his company making commercial and residential cabinets, and explains that he would like to combine his two facilities into one location, in the Village of Brewster. Mr. Ford explains to the Board the approximate number of trucks that will be entering and exiting the space and what will be done at the facility. He states that he currently has about 4 trucks entering and exiting the facility in the Village now and estimates that this will double if he is able to move his operations to one building. Deputy Mayor Piccini asks where the single location would be and Mr. Ford explains that he is currently located in the back of 850 Rt 22, and the other part business is in White Plains. Trustee Bryde asks how long Mr. Ford's business has been located at 850 Route 22 and he replies 4 years. The Board will discuss this project later in the agenda. Mayor Schoenig motions to approve the December, 2020 Code Enforcement Report, Trustee Gaspar 2nd, all in favor 5 to 0. Copies will be attached to these minutes.
- 2.2. Police Report, December, 2020. Chief Del Gardo delivers the Police Report for December, 2020. Deputy Mayor Piccini asks what vehicle repairs entail and which vehicles needed the repairs. Chief Del Gardo states it is mostly maintenance but there were some items that needed to be replaced, and it was mostly the 2014 Dodge Chargers but all of the cars had some maintenance performed on them. Trustee Bryde notes that the MTA part of the foot patrol report has increased since November and asks for clarification. Chief Del Gardo explains that officers patrol the MTA station at certain points during their shifts. Trustee Bryde also notes that the residential foot patrol increased as well and Chief Del Gardo explains that he has the officers do more walking around the residential area, especially near the churches and school. Trustee Bryde mentions the increase in parking tickets and Chief Del Gardo explains that this is due to those who were parking overnight during the snow ordinance. Trustee Gaspar notes that in many areas of the Village, specifically Main Street, he sees cars that are in violation of the Village Laws on parking and is also happy to hear about the added foot patrol in the residential districts. Trustee Bryde asks about the loose horse in the Village, and Chief Del Gardo explains that the horse was on Allview Avenue, and the owner was found right away to take the horse back to its stables. Trustee Boissonnault asks about the car on North Main with a lot of tickets and asks how long the police will ticket the car until it must be towed. Chief Del Gardo knows of the car in question and spoke to people who knew the owner, who stated the owner would move the car but it will be towed either Thursday or Friday of this week. Deputy Mayor Piccini inquires about the number of tickets needed to be received before towing/impound and Chief Del Gardo believes there are about 3 or 4 tickets on the car, which may be more at this point, but the car will be impounded this week and the owner will have to pay those tickets in order to retrieve the car. Trustee Bryde asks about the number of parking conditions, and Chief Del Gardo explains that they are around the Village but most of those complaints are from Oak Street. Trustee Bryde notes that the number of tickets for speeding is down, as well as the number of cellphone tickets from last month, but states that the red-light tickets are up this month. Chief Del Gardo explains the department gives people a break during the holidays and because the court is closed, the department doesn't want to clog the office up more than it already is. Trustee Bryde also notes that the number of unlicensed operators has increased, and she asks if these people are stopped for another reason and then are charged, and

Chief Del Gardo confirms this. Mayor Schoenig motions to accept the Police Report for December, 2020, Trustee Bryde 2nd, all in favor 5 to 0. Copies will be attached to these minutes.

3. 28 Eastview Avenue Application. Mr. Brian Stokosa, on behalf of Chris DeBellis of DeBellis Construction. Mr. Stokosa explains that the applicant would like to do an extension of road to a small cul-de-sac and two new homes on the property in question. Mr. Stokosa is asking the Board to discuss their thoughts on the subdivision proposal. The Board determines that this proposal is an allowed use and the applicant will need to submit an application to the Building Department and the Planning Board and should not be submitted as a Special Exception Use Permit. Mr. Stokosa received guidance from Trustee Gaspar and from Village Engineer, Mr. Todd Atkinson about the project, regarding the power lines and some of the discrepancies in utility lines. Deputy Mayor Piccini inquires about the height of the proposed buildings as what is listed in the proposal is above what is allowed in that district so a variance will be needed and she reiterates that this application should not be before the Board of Trustees. Mr. Stokosa believes that this is an oversight but will look into this further, and will inform the applicant that a submission to the Building Department and the Planning Board is the first step in this process.
4. 850 Route 22, Mike Ford. The Board continues the discussion with Mr. Ford regarding 850 Route 22 and Mr. Ford asks what he will need to do to get a Special Exception Use Permit for this location. Trustee Gaspar would like to have a more in-depth conversation about what Mr. Ford would like to do with the available space and possibly stop by to see what he does in his current space and in the location in White Plains. Trustee Gaspar is looking for the answers to several questions regarding the number of trucks, the impact on traffic and how many people will be working at this facility. Mr. Ford will put together a more specific statement together and present this to the Board. Deputy Mayor Piccini asks that Mr. Ford include byproduct information as well. Deputy Mayor Piccini says there are two methods to obtain his goal, first being proposing a Zone Change and the second being proposing a Zoning Amendment to allow for the Special Exception Use Permit to allow Light Weight Manufacturing in this district. Mr. Ford will attend the next meeting and provide the Board with this information and Counsel Herodes mentions that Mr. Ford should submit an application before he returns as well. Mayor Schoenig asks if Mr. Ford will need consent from the owner of the building and Counsel Herodes confirms this and the owner should be involved in this process. Mr. Ford thanks the Board for their time.
5. Water Account 133 – 177 Main St. Mayor Schoenig asked Mr. Domenic Consentino, DPW Superintendent, to reach out to the meter company to ask if a meter would ever run backwards. Mr. Consentino explains that when the meter gets old, the mechanism will start reading the water flows slower rather than reading a flow higher than what is actually being used. He continues explaining that he was waiting for an email from the meter expert but the expert has not returned his email as of yet. Mayor Schoenig states that a solution should be fair to everyone and suggests that the bill be split in half between what Clerk Chiudina found and what the plumber Mr. David Gillis found. Mayor Schoenig notes that he spoke with Mr. Gillis about the misinterpretation of the letter that was received regarding how the tank filled up. Mrs. Laurie Manning discusses the comment that Trustee Gaspar made regarding the building being vacant and Mrs. Manning explains that the building is in use and was occupied during the billing cycle, but not at full capacity due to COVID. She explains that the lease states that any plumbing repairs will be paid for by the tenant and the tenant informed the plumber that they were unaware that the toilet was running or how long it was running for. She continues explaining that the lease also states that the tenant must pay for the water and sewer and a bill this large would put this tenant out of business. The Board agrees to reexamine all of the documents that have been presented to the Board before a decision is made and this may give the meter expert a chance to speak with Mr. Consentino. Mrs. Manning thanks the Board for their time.
6. Cleaning Service for Village Hall and Police Barracks. Clerk Chiudina explains that the current cleaning company has decided to no longer service the Village of Brewster Offices and after some research, this company is insured and has provided the Village with a quote for \$105 for cleaning 50 Main Street and 208 Main Street. Mayor Schoenig mentions that a background check will need to be performed on those who will be coming into the Village facilities. Trustee Gaspar motions to approve the quote and use this company for the cleaning of Village facilities, Trustee Boissonnault 2nd, all in favor 5 to 0.
7. Resolution 012021-01, Appoint Andrew Negro as Village Justice. Mayor Schoenig motions to approve Resolution 012021-1 to appoint Andrew Negro as the Village Justice, Trustee Gaspar 2nd, all in favor 5 to 0.
8. Correspondence sent & received for December, 2020. Deputy Mayor Piccini asks about blacking out names on one of the correspondences that was received. Clerk Chiudina explains that we will normally black out emails for privacy

purposes but names are not normally blacked out like this. Mayor Schoenig motions to approve the Correspondence Sent/Received for December, 2020, Trustee Bryde 2nd, all in favor 5 to 0.

9. Minutes for Approval, January 6, 2021. Trustee Bryde motions to approve the January 6, 2021 Minutes, Deputy Mayor Piccini 2nd, all in favor 4 to 0. Mayor Schoenig abstains.

10. Vouchers Payable. Trustee Bryde reviewed the Vouchers and found everything in order.

10.1.	A -	GENERAL FUND	\$31,743.76
10.2.	C -	REFUSE & GARBAGE	1,223.30
10.3.	F -	WATER FUND	10,246.70
10.4.	G -	SEWER FUND	68,366.32
10.5.	H63 -	TONETTA BROOK MARVIN AVE. HEADWALL	3,715.00
10.6.	TA -	TRUST & AGENCY	5,811.51

Total Vouchers Payable	\$121,106.65
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Mayor Schoenig motions to accept the Vouchers Payable as written, Deputy Mayor Piccini 2nd, all in favor 5 to 0.

11. Other Business – None.

12. New Business.

12.1. Trustee Gaspar notes that this Friday, January 22, 2021 is the last date for pick up for Christmas Trees. He also notes that the trees were not picked up the Friday before and sent an email to Clerk Chiudina to remind the carting company to pick up the trees. He continues stating that if the trees are not picked up, hopefully Mr. Consentino can pick the trees up. Clerk Chiudina will reach out to the company tomorrow to ensure the trees are picked up and if there is no pick up, there should be an extra pick-up day.

12.2. Mayor Schoenig was approached by a resident about putting dog bag stations on Village posts that will be purchased by residents. Trustee Boissonnault asks who will be emptying them and notes that this was discussed in previous years, and the Village posted signs in the area. Mayor Schoenig reminds the Board that these will be privately purchased and privately stocked. The Board discusses the pros and cons of having the dog bag stations that do not include a garbage station. The Board is willing to allow this as a trial with the items being privately purchased and privately stocked. Trustee Boissonnault asks if the person is taking donations and Mayor Schoenig will find out, but reiterates that it is at no cost to the Village.

12.3. Mayor Schoenig would also like to discuss the Police Procedure Manual that was distributed, that needs to be reviewed by the Board. He also discusses the Police Community Panel meeting for the Village of Brewster Committee and states that it was very productive and there will be another one in the coming months. Mayor Schoenig notes that if any Trustees have any comments or questions, they can be directed to Officer Brocco or Chief Del Gardo. Clerk Chiudina informs the Board that another draft will likely be sent out at some point. Trustee Bryde asks how many people are on the panel and Mayor Schoenig confirms that there are five members as well as Chief Del Gardo and Mayor Schoenig, and he notes that they are from a variety of backgrounds. Deputy Mayor Piccini asks who is responsible for writing the draft for the Police Procedure Manual and Clerk Chiudina states that it is Officer Brocco, and Clerk Chiudina notes that there is public information regarding Police Procedures on the Village website under the Government tab. Mayor Schoenig also mentions that the Village Police Department have started a Facebook page to better connect with the Community for emergency events.

13. Public Comment

13.1. Eric Larca, Town of Southeast, would like to inform the Board that the Cultural Arts Coalition had the event that was discussed earlier in the meeting without their permission, and the Town Board determined that this was not a safe location due to the proximity to the road and the construction at the Library. Mr. Larca notes that the Coalition did not approach the Town about summer concerts but states that if Wells Park doesn't work out, maybe an alternate solution would be to have the Coalition use Electrazone field and have the gazebo be the stage, which has a portable bathroom.

13.2. Scott Seaman, Board of Education. Mr. Seaman gives the Board an update on what is happening with the Brewster Schools. He explains that the school has started the hybrid model again as of Tuesday, and notes that the school nurses have been vaccinated. He continues that the School is starting to do testing voluntarily as well.

13.3. John Lord, Town of Southeast. Mr. Lord asks about the Urban Renewal Project and more specifically the Public Hearing on February 17th, and asks what parts of the Village are Phases 1 and 5. Mayor Schoenig explains that Phase 5 is Garden Street School and Phase 1 is between Marvin Avenue and Main Street down to Old Town Hall, and states that this is not necessarily the order that the phases will happen. Mr. Lord also asks if any studies

or assessments for property values for purposes of eminent domain have begun. Mayor Schoenig explains that this is not being done, but the developer is having contracts sent out to the property owners in regards to purchasing the property and if any assessment needs to be done, each party will pay for their own assessments and Counsel Herodes confirms this. Mr. Lord clarifies that no assessment has been done, only contracts have been sent out to the property owners, and Mayor Schoenig confirms this and explains this is to see which properties are willing to sell. Deputy Mayor Piccini asks how the developer is coming up with the amounts to propose to the property owners and Mayor Schoenig states that this is based on the full tax assessment and adding 10% onto this. He continues explaining that if the developer and the property owner cannot agree there will be an eminent domain process involving appraisals. Mr. Lord asks how the property owners are receiving these contracts and if the property owners are approaching the developer themselves. Mayor Schoenig states that the developer is working with a realtor on this project and Mr. Lord asks who the developers are and Mayor Schoenig informs that it is two developers, Covington Development and National Resources. Mr. Lord asks if they are the developers for specific phases and Mayor Schoenig states that as of right now it is the two developers but they may decide to work with others who are interested but the Board is unsure at this time. He also mentions that the contract for DEP to sign should be wrapping up soon and that will jumpstart the redevelopment. Mr. Lord asks who the real estate agent is working on developers' behalf and Counsel Herodes is unsure if that is public information. Counsel Herodes informs Mr. Lord that all of the action that has been taken thus far has been the developers and not the Village of Brewster. Mayor Schoenig notes that he has a meeting with the developer on Friday and will ask if he can answer the questions that Mr. Lord has regarding the revitalization. Mr. Lord asks about the Carmel Avenue Bridge and when the completion date is. Clerk Chiudina states that the completion date for the bridge itself is this summer and will be closing out the project by November 2021. Mr. Lord asks about what will happen with the old bridge and Clerk Chiudina believes it will be taken down.

14. Mayor Schoenig motions to enter into Executive Session for personnel discussions, Trustee Gaspar 2nd, all in favor 5 o 0.
15. Trustee Boissonnault motions to come out of Executive Session, Trustee Bryde 2nd, al in favor 5 to 0. No motions or actions will be taken.
16. Trustee Gaspar motions to Adjourn, Trustee Bryde 2nd, all in favor 5 to 0.

December, 2020 Code Enforcement Report



VILLAGE OF BREWSTER
50 MAIN STREET
BREWSTER, NY 10509
(845) 279-3760

DECEMBER, 2020 SUMMARY REPORT

		Year to Date
A.1560 SAFETY INSPECTION =	\$2,360.00	18,595.00
A.2555 BUILDING FEES =	1,112.00	21,666.00
A.2590 PROPERTY REG =	0.00	75.00
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TOTAL FOR DECEMBER =	\$3,472.00	40,336.00
PERMITS:	6	
VIOLATIONS:	4	
INSPECTIONS*:	4	
CERTIFICATES:	6	

*Inspections total does not include inspections that the Village does not charge for as inspections, such as site visits, plumbing inspections, final inspections, gas tests, driveway inspections, boiler inspections, dryer vent inspections, roof inspections, etc. The inspections listed above are reflected in building fees and are a part of the permit amount.

DECEMBER 2020 MONTHLY REPORT



POLICE CHIEF
John Del Gardo

VILLAGE OF BREWSTER POLICE DEPARTMENT
MONTHLY REPORT

To: Mayor James Schoenig - Board of Trustees
FROM: Police Chief John Del Gardo
DECEMBER 2020

911 CALLS	64	VEHICLE REPAIRS	\$ 4,335.00
WALK IN COMPLAINTS	3	VEHICLE MILEAGE	4150
TOTAL CALLS FOR SERVICE	67	VEHICLE FUEL	579
FOOT PATROL			
Main Street:	43		
MTA	17		
Residential:	43		
TOTAL HOURS	103		
Court Hours - Village	12	(Security Detail) 2 Officers	
Court Hours - S.E.	35	(Security Detail) 3 Officers	
TICKETS			
Uniform Traffic Tickets:	84		
Parking Tickets:	91		
Local Ordinance	0		
TOTAL TICKETS	175		
ARRESTS			
TOTAL ARRESTS	0		

911 DISPATCHED CALLS – 64 CALLS
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AIDED – 20
EDP – 4
VEHICLE ACCIDENT – 3
DISPUTE – 4
LARCENY – 1
HARASSMENT – 2
DISORDERLY PERSON – 2
SUSPICIOUS PERSON – 1
NOISE CONDITION – 6
INTOX PERSON – 2
FIRE ALARM – 2
911 HANGUP – 2
WELFARE CHECK – 3
LOOSE HORSE – 1
PARKING CONDITION – 5
LOST PROPERTY - 1
OPEN DOOR - 1
GAS ODOR – 1
BOLO – 1
ASSIST SP/PCSO – 1
FLOOD - 1

VILLAGE OF BREWSTER POLICE

SELECTIVE TRAFFIC ENFORCEMENT

DECEMBER 2020

STOP SIGN – 1

SPEED – 38

CELL PHONE – 15

RED LIGHT – 13

UNLICENSED OPERATOR – 11

TOTAL – 78